

Ramifications of Deceptions in Senior Citizens Housing Rentals

Good morning, I am Denzal Davison. The topic I wish to discuss concerns many years of observations of fraudulent information given to the authorities of senior citizen's housing.

I would urge each person to acquaint themselves in the qualifications to be accepted in subsidized housing for senior citizens in their community. When this program was initiated, it gave quality of safety and decent housing standards to those who were unable to maintain their own homes and needed to seek apartment living. At that time, the standards to enter such housing must meet financial limits. While the guidelines have been adjusted to reflect greater financial income, we find that many of our fellow seniors have devised ways to meet such standards. The rental cost for a one bedroom apartment for a single person has a cap of income in the amount of \$24,840 per annum. That gives a monthly rental fee of \$621 for the apartment and all utilities. In order to reflect a reduced yearly income for many of our fellow citizens, they hide their true income by transferring their assets to others. In doing this, they not only qualify for the rental fee but for other governmental programs, i.e., food commodities.

At the initial inception if such transfers were made, a period of three years must elapse before the reduced income could be recognized. Perhaps increasing the waiting period to five years would decrease such transfers. To enable the rental authorities in verification of the actual assets and true income, a submission of tax returns for three preceding years should be submitted with each application. Legal action should also be initiated in recovering erroneous rents from the recipients of such transferred assets. The devious apartment rentals quite often cause a lack of space for those who truly need and desire subsidized housing.

A final jolt to my observation is that when the time arrives that such renters can no longer live in an independent space and need nursing home care, they have qualified for Medicaid reimbursement in the nursing home.

All in all, you just might be surprised to see how well off some residents are compared to your own end of the month financial balance sheet. Thank you for the opportunity to express my views.